7706423/2023/ACCOM -GAD01

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

G.A.(Accom.)Department – Providing Private Residential accommodation to AIS Officers - Sri Siddarth Kaushal, IPS, Superintendent of Police, Octopus, A.P., Mangalagiri – Approved the lease agreement for the period of Eleven (11) months i.e., from 1-7-2023 to 31-5-2024 @ Rs.40,000/- per month – Orders – Issued.

GENERAL ADMINISTRATION (ACCOM.) DEPARTMENT

G.O.Rt.No.1273 Dated:28-6-2023.

Read the following:

1) G.O.Rt.No.2465, G.A (SC.A) Department, Dt.12-8-2015.
2) Sri Siddarth Kaushal, IPS, Superintendent of Police, Octopus, A.P., Mangalagiri, Dated:Nil.
3) U.O.Note No. Fin 01-FMUOMISC/560/2020FMU.GAD.I, Dt.31.7.2021.

***

O R D E R:-

In the reference 1st read above, Government have issued orders for providing accommodation to All India Service Officers at Hyderabad or New Capital of Amaravathi by securing private houses/accommodation on lease rental basis within a maximum ceiling limit of Rs.40,000/- per month, from the house owners.

2. In the reference 2nd read above, Sri Siddarth Kaushal, IPS has informed that, he is presently working as Superintendent of Police, Octopus, A.P., Mangalagiri and requested to approve the lease agreement entered with the House Owner i.e., Sri Cherukuri Murali Krishna for his residence taken at D.No.74-2-1/1, 5F-502, Thummala Residency, Pandaripuram, 5th line Ashok Nagar, Vijayawada @ monthly payment of Rs.40,000/- pm for a period of Eleven (11) months i.e., from 1-7-2023 to 31-5-2024.

3. In the reference 3rd read above, the Finance Department issued instructions to G.A. (Accom.) Department for scrutinizing accommodation proposals of AIS Officers and to issue orders if they fall within the stipulations of orders issued vide reference 1st read above.

4. After careful examination of the matter, Government hereby approve the lease agreement with the House Owner Sri Cherukuri Murali Krishna for the House located at D.No.74-2-1/1, 5F-502, Thummala Residency, Pandaripuram, 5th line Ashok Nagar, Vijayawada for the period of Eleven (11) months i.e., from 1-7-2023 to 31-5-2024 @ monthly rent of Rs.40,000/- (Rupees Forty thousand only) towards providing rental leased accommodation to Sri Siddarth Kaushal, IPS, Superintendent of Police, Octopus, A.P., Mangalagiri. The MOS shall submit the Certificate of Non-drawal of HRA for the said lease period.

5. The Drawing and Disbursing Officer, General Administration Department shall draw and disburse the amount sanctioned at para (4) above to the account of the House Owner of Sri Cherukuri Murali Krishna, A/c No. 630601513663, ICICI Bank, Vijayawada, MG Road Branch, IFSC Code:ICIC0006306, Aadhar Number.4653 3314 4399, PAN No.ADGPC8363H.

6. Sri Siddarth Kaushal, IPS, Superintendent of Police, Octopus, A.P., Mangalagiri shall forego the HRA from 1-7-2023.

7. The expenditure shall be debited to the Head of Account "2052-00-090- 00-05-140-141".

8. This order is issued as per the instructions issued by the Finance Department, vide their U.O.Note No. Fin 01-FMUOMISC/560/2020-FMU.GAD.I, Dt.31.7.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K PRAVEEN KUMAR
SPL. CHIEF SECRETARY TO GOVERNMENT (GPM & AR)

To
Sri Siddarth Kaushal, IPS, Superintendent of Police, Octopus, A.P., Mangalagiri.

(P.T.O)

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//2//

The G.A (Claims.C) Department, AP Secretariat, Velagapudi.
The Pay and Accounts Officer, APIIC Building, Mangalagiri.
The Deputy Pay and Accounts Officer, A.P. Secretariat, Velagapudi.
Copy to:
The Lessor i.e., House Owner i.e., Sri Cherukuri Murali Krishna,
D.No.74-2-1/1, 5F-502,
Thummala Residency,
Pandaripuram, 5th line Ashok Nagar,
Vijayawada-520007.
The P.S. to Spl. Chief Secretary to Government (GPM & AR)
SF/SC ().

//FORWARDED::BY ORDER//

B.S.B.

SECTION OFFICER

7706423/2023/ACCOM -GAD01

Processed
C.No. 2122268

Sect. Tte (GPM & AR) Sectt. Admn. Dept. A.P. Sectt.
1432
23 JUN 2023

ANNEXURE-I

APPLICATION FOR LEASED ACCOMMODATION TO THE OFFICER

To
The Special Chief Secretary to Government,
General Administration (GPM & AR) Dept.,
A.P. Secretariat, Velagapudi,
Amaravathi.

Sir,

It is to inform that, I am working as Superintendent of Police, Octopus, Andhra Pradesh, Mangalagiri. I request to kindly approve the lease for the new private building.

AS PER THE DETAILS GIVEN BELOW :

S.NO.	Name and full postal address with Pin Code of the house owner	Details
1.	Name and full postal address with PIN code of the House owner	Cherukuri Murali Krishna, D.NO.74-2-1/1, 5F-502, Thummala Resideny, pandaripuram, 5th line Ashok Nagar, Vijayawada-520007
2.	Location of the proposed apartment	D.NO.74-2-1/1, 5F-502, Thummala Resideny, pandaripuram, 5th line Ashok Nagar, Vijayawada-520007
3.	Carpet area of the apartment	2270 sft
4.	Rent per month requested by the owner	Rs.40,000/-
5.	Period of lease	11 Months
6.	Date of commencement of lease	1st July, 2023

I hereby declare that all the information furnished above is true and correct.

Yours sincerely,

(Siddarth Kaushal, IPS)
Superintendent of Police,
Octopus, AP, Mangalalgiri

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ANNEXURE-II

CONSENT LETTER

To
The Special Chief Secretary to Government,
General Administration (GPM & AR) Dept.,
A.P. Secretariat, Velagapudi,
Amaravathi.

Sir,

I, Cherukuri Murali Krishna, D.NO.74-2-1/1, 5F-502, Thummala Resideny, pandaripuram, 5th line Ashok Nagar, Vijayawada-520007 do hereby agree to lease out my Flat No.502 premises for housing your Officer's quarters on the following terms and conditions.

1. The rent shall be Rs. 40,000/- per month for the carpet area of 2270 sq.ft on floor as per the plan enclosed.

2. The period of lease shall be 11 months commencing from July,2023 and to be renewed for a period on the same terms and conditions if desired.

3. All the taxes will be paid by me.

4. All annual maintenance works like white washing, colour washing, paintings, petty repairs etc. will be carried out by me at my cost, failing which you will be at liberty to get the same done at my cost to be recovered from the rent payable to me.

5. I will provide the facilities of water supply and electricity along with additional facilities i.e. power back up and ACs etc. in the premises. Only consumption charges are to be paid by the individual.

6. I inherited the house/purchased the house / acquitted the house/ constructed the house and other than myself no one else is having any right, title or interest in the premises and expect me no one else is entitled to the rent's payable for the house.

Yours sincerely,

(Cherukuri Murali Krishna)
(Owner)

7706423/2023/ACCOM -GAD01

Phone No:
Sold To/Issued To:
Ch Murali Krishna
For Whom/ID Proof:
Self

भारत INDIA
INDIA NON JUDICIAL
M.V.V. Ganeswara Rao
Flat No: 405, Ramana Apartments
Near Urdu School Sanath Nagar
Vijayawada
500097
ANDHRA PRADESH
आंध्र प्रदेश
सत्यमेव जयते
भारतीय गैर न्यायिक

JUN-22-2023 14:28:46
₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO
Agreement
381537616874441266OO-00026684
3815376 03/2021

LEASE AGREEMENT

This AGREEMENT TO LEASE is made and entered into at Vijayawada, this the 22nd day of June, 2023.

BETWEEN

Sir Cherukuri Murali Krishna, D.NO.74-2-1/1, 5F-502, Thummala Resideny, pandaripuram, 5th line Ashok Nagar, Vijayawada-520007 do hereby agree to lease out my Flat No.502 hereinafter called the Lessor (whch expression shall include his heirs, successors, legal representatives, administrators, executors and assignees) or the Firm, company or other establishment owning the scheduled property of the ONE Part.

AND

The Government of Andhra Pradesh represented by Deputy/Joint/Addl. Secretary to Government, General Administration Department, hereinafter called the LESSEE (which expression shall include his Successors, Legal representatives, administrators, executors and assignees) of the OTHER PART.

RECITALS :

THE LESSOR is the sole and absolute owner of the premises is more particularly described hereunder (hereinafter referred to as the SCHEDULED PREMISES having full and unfettered rights to lease the same or any portion thereof.

The LESSE intends to take on lease the SCHEDULED PREMISES to be used as Residential accommodation for one its officers, who will herein after be called as occupant.

The LESSOR has given written consent and agreed to give on lease and the LESSEE has agreed to take on lease, the SCHEDULED PREMISES on certain terms and conditions as are stated hereunder.

LESSOR **LESSEE**

NOW THIS AGREEMENT WITNESSED AS FOLLOWS:

1. The LESSOR agrees to lease the SCHEDULED P REMISES to the LESSEE for a period of 11 months (hereinafter referred to as the "Agreement Period") commencing on date of 01.07.2023 and ending on 31.05.2024.

2. The LESSEE issue orders taking the premises on lease with the terms and conditions contained herein.

3. The LESSEE shall use the SCHEDULE PREMISES as "Residential Premises" for Sri Siddarth Kaushal, IPS, Superintendent of Police, Octopus, A.P. Vijayawada.

4. The LESSEE shall pay to the LESSOR as lease rent for the SCHEDULED PREMISES an amount of Rs.40,000/- (Rupees Forty thousand only) per month, exclusive of water and electricity charges, by way of a cheque /cash on or before the 10th of every succeeding month.

5. The occupant shall pay the applicable electricity and water charges directly to the concerned authorities according to the meter, installed at the SCHEDULED PREMISES or as billed by the concerned authorities, for the period of operation of the lease agreement. Any charges pertaining to the previous periods and additional charges levied by the Electricity Authorities for the period not covered under lease agreement shall be paid by the LESSOR.

6. The monthly maintenance charges in case of Apartment/ gated community towards security and general facilities shall be paid by the OCCUPANT of the SCHEDULED PREMISES.

7. The LESSEE / OCCUPANT shall not carry out any structural additions or alterations to the SCHEDULED PREMISES without the prior consent of the LESSOR. However, the LESSEE/OCCUPANT shall at its own cost, be entitled to install such domestic electrical appliances as may be found necessary by it. On the expiry of earlier termination of this Agreement, the LESSEE shall remove and take away all the appliance installed by it and restore the SCHEDULED PREMISES to its normal wear and tear.

8. All rates, taxes and other levies and / or out goings on account property tax and all other levies, municipal or otherwise, shall be paid by the LESSOR in time.

9. The LESSOR undertakes to fully perform his obligations stated herein and also comply with the requirements of the concerned municipal and other applicable authorities to ensure peaceful occupation of the SCHEDULED PREMISES by the LESSEE during the Agreement period.

LESSOR **LESSEE**

10. The LESSOR shall not violate any rules, regulations laws and byelaws of the Municipal Corporation or any local authority having jurisdiction over the SCHEDULED PREMISES.

11. The minor day-to-day repairs such as replacement of fuses, fixing of leaking water taps, minor maintenance of electrical/ sanitary and other fitting and fixtures shall have to be carried out by the LESSEE / OCCUPANT at its own cost, but all major repairs including replacement or breakage, bursting of sanitary pipes, changes in the electrical system, cracks in construction etc., shall be repaired / replaced by the LESSOR at his cost.

12. The LESSE at the expiry of the agreement period may at its portion renew the lease for a period of 11 (Eleven) months or any other period of time on such terms & conditions as are mutually agreed by the LESSOR and the LESSEE.

13. On expiry of the lease or on earlier termination of the lease, the LESSEE shall ensure that the occupant vacates the building/ apartment of the SCHEDULED PREMISES and hand over to the LESSOR in good conditions, subject to natural wear and tear.

14. The LESSOR with the consent of LESSEE or the occupants shall have free and unobstructed access to the SCHEDULED PREMISES for inspection and to carry out repairs provided the LEESSE or its occupant is given at least 24 hours advance notice and a time for such inspection or repairs is fixed and the convenience of the LESSEE shall be taken into account in this regard.

15. The LESSEE shall not sub-let, assign or transfer to anyone or otherwise part with the possession of the whole or any part of the SCHEDULE PREMISES. However, the lessee shall have the right to utilize the premises for accommodating any one of its officers as occupant.

16. The LESSOR represents and warrants that he is fully empowered, authorized and able to let out the SCHEDULED PREMISES on lease to the LSSEE as envisaged in this agreement and that there is no mortgage, charge or any other encumbrance of any nature in respect of SCHEDULED PREMISES and that he will keep the LESEE harmless and indemnified from any proceedings initiated by others in respect of the quiet possession and enjoyment of the SCHEDULED PREMISES by the LESSEE. In case the scheduled premises are constructed by obtaining a loan and the said property is shown as 1st charge or 2nd charge, the same needs to be informed by the LESSOR as the time of entering agreement.

LESSOR

LESSEE

17. The agreement may be varied or modified only by the mutual consent of parties hereto, expressed in writing.

18. Any dispute that may arise between the parties shall be subject to the jurisdiction of the courts of Vijayawada, Andhra Pradesh.

SCHEDULED PREMISES

All the part and parcel of the Flat No 502 , Door No74-2-1/1 Thummala Resideny, Pandaripuram, 5th line Ashok Nagar, Vijayawada-520007 and measuring a total extent of 2270 Sq.ft., is being bounded by :

East	**Municipal Road**
West	**Flat No 504 (D.No.74-2-1/4)**
South	**Flat No 503(Door No74-2-1/3**
North	**Flat No 501(Door No74-2-1/0**

In witness whereof, the LESSE and the LESSOR have hereunto set and subscribed their respective hands and seal on the Day, Month and Year first above written.

LESSOR

LESSEE

"Estate Officer cum EO Deputy Secretary to Government (Accomm.)" GAD

WITNESSES:

1. (G. ANJA RAO)
2. (Y. CHANDRA SEKHAR)

7706423/2023/ACCOM -GAD01

GOVERNEMENT OF ANDHRAPRADESH
ROADS AND BUILDINGS DEPARTMENT

From:
Sri A,Srinivas,
Executive Engineer(R&B)
Krishna Division,
Machilipatnam.

To,
The Superintendent of Police,
Octops, A.P,
Mangalagiri .

Lr. No. 1549/Rent fixation/B1/2023. Dated 22 -06-2023.

Sir,

Sub: Works (R&B) Department, Krishna Division, Machilipatnam –Building Rent fixation-plinth area calculation certificate to the building occupied by O/o Superintendent of Police, Octopus A.P., Flat No:- 502 on the 5th Floor of D.No:-74-2-1/1, Thummala Residency, Pandaripuram, 5th line, Ashok Nagar, Vijayawada-520010 –Net usable are certificate submitted –Reg.

Ref:-1) Lr No: DEE/Rent calculation/Kankipadu/AEE/2023 Dated;-21-06-2023 of the Dy.Executive Engineer (R&B) sub-division,Vuyyuru.

****

With reference to the above I furnished here with carpet area particulars of the private building to sri cherukuri Murali Krishna Flat No:- 502 on the 5th Floor of D.No:-74-2-1/1, Thummala Residency, Pandaripuram, 5th line, Ashok Nagar,Vijayawada-520010 to occupied by O/o The Superintendent of Police, Octops,Mangalagiri .Building proposed to take rental basis at D.No:-74-2-1/1, Thummala Residency, Pandaripuram, 5th line, Ashok Nagar,Vijayawada.

Net usable Carpet area : 2270 Sq.ft.
(including 10%carpet area) :

As per the G.O.M.S No:37 finance(FMU-TR&B)Department Dt:07-03-2016.
The head of the office can fix the rent to the building occupied on rent basis.

Encl:-1) Calculation sheet

Yours faithfully,

Executive Engineer,
(R&B) Division, Machilipatnam.

22/6/2023

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Statement showing the Net Usable Area of the building where Sri. Siddharth Kaushal, IPS, Superintendent of Police, Octopus, A.P., resides at Flat No. 502 on the 5th Floor of D No. 74-2-1/1, Thummala Residency, Pandaripuram, 5th line, Ashok Nagar, Vijayawada - 520010, intended for residential purpose -

NAME OF THE OCCUPANT:	Sri Siddharth Kaushal, IPS
NAME OF THE BUILDING OWNER:	Sri Cherukuri Murali Krishna

5F - 502

SL. NO	PARTICULARS	LENGTH(m)	BREADTH (m)	CARPET AREA(sqm)
1	BED ROOM 1	3.80	3.45	13.11
2	BED ROOM 2	3.80	3.90	14.82
3	TOILET IN BED ROOM 2	2.60	1.40	3.64
4	POOJA MANDIR	1.70	1.20	2.04
5	TOILET IN HALL	2.50	1.30	3.25
6	LIVING ROOM	6.20	7.60	47.12
7	DINING HALL	3.45	3.15	10.87
8	KITCHEN	3.55	3.45	12.25
9	BALCONY ALONG KITCHEN SIDE	7.70	1.10	8.47
10	BED ROOM 3	4.60	3.90	17.94
		2.00	1.15	2.30
11	TOILET IN BED ROOM 3	2.60	1.80	4.68
12	BACK SIDE BALCONY	4.60	1.20	5.52
13	ENTRANCE BALCONY	1.95	13.20	25.74
14	PARKING BLOCK	8.30	2.40	19.92
Total Carpet Area				**191.67**
10% of Total Carpet Area				19.17
NET USABLE AREA				210.83
TOTAL USABLE AREA IN Sft				**2270** Sft

21/06/23

ASSITANT EXECUTIVE ENGINEER
(R&B) SECTION, KANKIPADU (R&B)

21/6/23

DEPUTY EXECUTIVE ENGINEER
(R&B)SUB-DIVISON, VUYYURU

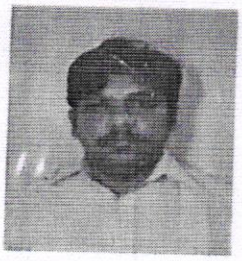
EXECUTIVE ENGINEER
(R&B) DIVISION, MACHILIPATNAM

22/6/23

7706423/2023/ACCOM -GAD01

భారత ప్రభుత్వం
Government of India

ఆధార్



Issue Date: 02/06/2013

చెరుకూరి మురళీ కృష్ణ
Cherukuri Murali Krishna
పుట్టిన తేదీ/DOB: 15/08/1970
పురుషుడు/ MALE

4653 3314 4399
VID : 9192 2423 7005 4656
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

ఆధార్

చిరునామా:
సంబంధీకులు: చెరుకూరి వెంకట నారాయణ, 74-2-1/1
5వ-502 తుమ్మల రెసిడెన్సీ, పండరీపురం 5వ లైన్, అశోక్
నగర్, విజయవాడ అర్బన్, కృష్ణ,
ఆంధ్ర ప్రదేశ్ - 520007

Address:
C/O: Cherukuri Venkata Narayana, 74-2-1/1
5F-502 Thummala Residency, Pandaripuram
5th Line, Ashok Nagar, Vijayawada (Urban),
Krishna,
Andhra Pradesh - 520007

4653 3314 4399
VID : 9192 2423 7005 4656

1947 | help@uidai.gov.in | www.uidai.gov.in

7706423/2023/ACCOM -GAD01

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADGPC8363H

नाम /NAME

MURALI KRISHNA CHERUKURI

पिता का नाम /FATHER'S NAME

VENKATA NARAYANA CHERUKURI

जन्म तिथि /DATE OF BIRTH

15-08-1970

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax,Andhra Pradesh

7706423/2023/ACCOM -GAD01

ICICI Bank

Vijayawada - M G Road Branch
#401127,128 129, Murali Chambers, M.G.Road, Vijayawada , Andhra Pradesh - 520010
RTGS / NEFT IFS Code :ICIC0006306

VALID FOR THREE MONTHS ONLY

D D M M Y Y Y Y

SESHAASAI (M) / CTS - 2010

Pay

Or Bearer

Rupees

₹

A/c No. 630601513663

SBKIT CBS
WEALTH MANAGEMENT : SAVINGS ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

26/2/23

MURALI KRISHNA CH

Please sign above

⑈005239⑈ 520229002⑆ 513663⑈ 31

7706423/2023/ACCOM -GAD01

Beneficiary account number :-

Beneficiary name :- _____

Depositor's mobile number :- _____

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Dr. Murali's
Sri Krishna
DENTAL CARE

Dr. Murali Krishna
M.D.S
Prosthodontist

Date
22-06-2023.

Place
Vijayawada.

TO,

Subject : Bank Account details.

Whom so ever it may concern,

The mentioned bank account number bearing 630601513663, IFSC code ICIC0006306, branch name M.G. Road, Vijayawada, AP-52$0010 is belongs to [Dr. CH. Murali Krishna.] me.

[Dr. CH. Murali Krishna.]
9949016223.

Sai Plaza, 4th Floor, Ashok Nagar, Bandar Road, Vijayawada-7.
Cell : 9491 139 139, 99490 16223, E-mail : muraliskdc@gmail.com